

## COMPLAINT AGAINST THE VALUATION OF REAL PROPERTY

ANSWER ALL THE QUESTIONS AND TYPE OR PRINT ALL INFORMATION  
READ INSTRUCTIONS BEFORE COMPLETING FORM. ATTACH ADDITIONAL PAGES IF NECESSARY



ORIGINAL COMPLAINT



COUNTER COMPLAINT

TAX YEAR  CUYAHOGA COUNTY TAXING DISTRICT 

## NOTICES WILL BE SENT ONLY TO THOSE NAMED BELOW

NAME MAILING ADDRESS, CITY, STATE, ZIP

1) Owner of Property and Mailing Address 2) Complainant if not owner 3) Complainant's Agent 4) Telephone Number of Contact Person  5) Complainant's relationship to property if not owner 

If more than one parcel is included, please contact Board of Revision.

6) Parcel Number from Tax Bill 

Address of Property

7) Principal use of property: 

8) The increase or decrease in taxable sought. Counter-complainant's supporting auditor's value may have Zero in column D.

PARCEL NUMBER

Complainant's Opinion of Value

\* Column A is required. Your complaint will be dismissed if  
Column A is not provided.

Column A  
True Value  
(Fair Market Value)

Column B  
Taxable Value  
(35% of Column A)

Column C  
Current Taxable Value  
(From Tax Bill)

Column D  
Change in Taxable  
Value  
(+ or -) (B minus C)

9) The Requested Change in Value is justified for the following reasons:

- 1) major repairs are needed (see photos) which would reduce market value  
2) housing values have gone down in the area: [http://www.trulia.com/home\\_values/for\\_sale/OH/Cleveland\\_Heights/44118/1047478052/](http://www.trulia.com/home_values/for_sale/OH/Cleveland_Heights/44118/1047478052/)  
gives average sales price for similar properties (duplex, 3br and 1 bath per floor) in this zipcode (44118) as \$99,291.

10) Was property sold in the last 3 years? ☐ Yes ☒ No ☐ Unknown If yes, show date of sale  and sale price \$  ; and attach information explained in "[Instructions for Question 10](#)".

11) If property was not sold but was listed for sale in the last 3 years, attach a copy of listing agreement or other available evidence.

12) If any improvements were completed in the last 3 years, show date  and total cost .13) Do you intend to present the testimony or report of a professional appraiser? ☐ Yes ☒ No ☐ Unknown

14) If you have filed a prior complaint on this parcel since the last reappraisal or update of property values in the county, the reason for the valuation change requested must be one of those below. Please check all that apply and explain on attached sheet.  
See **O.R.C. 5715.19(A) (2)** for a complete explanation.



The property was sold in an arm's length transaction



Property lost value due to a casualty



A substantial improvement was added to the property



Property's occupancy changed by at least 15%

I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date:  Complainant or Agent  Title (if Agent) 

Sworn to and signed in my presence, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Notary Public

WHEN FILING MORE THAN ONE COMPLAINT FORM SPECIFY AT THE TOP IF THEY ARE TO BE HEARD TOGETHER.